

**FINDINGS - EXHIBIT A  
SUB2013-00004 LARSON**

*Lot Line Adjustment*

- A. The project involves a lot line adjustment of two existing adjoining legal parcels of 7,265 square feet and 3,533 square feet which will result in two parcels of 4,048 square feet and 6,750 square feet as required by Real Property Division Ordinance 21.02.030(a) of the Real Property Division Ordinance.
- B. The proposed Lot Line Adjustment that result in two reconfigured parcels is consistent with the provisions of Section 21.02.030(c) of the Real Property Division Ordinance because the proposed adjustment conforms to the County's General Plan, the Local Coastal Program including the Estero Area Plan, and the zoning and building ordinances, and the proposed configuration results in a situation that is equal to or better than the existing configuration the reconfigured parcels will be able to meet the required setbacks and maintain the minimum parcel size required for future residential single family development.

*Coastal Access*

- C. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act. The project is adjacent to the coast, and is located between the first public road and the shore, an existing coastal access exist within 150 feet to the north and 210 feet to the south. The proposed project will not inhibit access to the coastal waters and recreation areas.

*CEQA Exemption*

- D. The project qualifies for a Categorical Exemption (Class 5) pursuant to State CEQA Guidelines Section 15305 because the project is a minor lot line adjustment and is in an area with an average slope of less than 20% and will not result in any changes in land use or density.